069.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	584,200 / 584,200
					USE VALUE:	584,200 / 584,200
					ASSESSED:	584,200 / 584,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLAHERTY THOMAS P & ALBA R/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	35 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY THOMAS P & ALBA R -
Owner 2:	-
Street 1:	35 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,286 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1155 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5286.000	179,200		405,000	584,200
Total Card	0.121	179,200		405,000	584,200
Total Parcel	0.121	179,200		405,000	584,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.80 | /Parcel: 505.8

Legal Description

User Acct 44320

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0009.0

!5949!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	179,200	0	5,286.	405,000	584,200	584,200	Year End Roll	12/18/2019
2019	101	FV	168,800	0	5,286.	376,100	544,900	544,900	Year End Roll	1/3/2019
2018	101	FV	168,800	0	5,286.	376,100	544,900	544,900	Year End Roll	12/20/2017
2017	101	FV	168,800	0	5,286.	329,800	498,600	498,600	Year End Roll	1/3/2017
2016	101	FV	168,800	0	5,286.	300,900	469,700	469,700	Year End	1/4/2016
2015	101	FV	158,200	0	5,286.	266,100	424,300	424,300	Year End Roll	12/11/2014
2014	101	FV	158,200	0	5,286.	251,700	409,900	409,900	Year End Roll	12/16/2013
2013	101	FV	158,200	0	5,286.	239,500	397,700	397,700		12/13/2012

PRINT

Date	Time
12/10/20	20:46:16

LAST REV

Date	Time
04/16/19	15:28:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5949

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY THOMAS	68419-467		11/16/2016	Convenience	1	No	No		
	12060-225		8/20/1971		26,500	No	No		N

USER DEFINED

Prior Id # 1:	44320
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2013	1620	Re-Roof	8,050	C				
9/24/2009	891	New Wind	12,787					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
1/31/2014	Info Fm Prmt	EMK	Ellen K
4/8/2009	Meas/Inspect	372	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5286		Sq. Ft.	Site		0	70.	1.09	12									405,005						405,000	

Total AC/HA: 0.12135 | Total SF/SM: 5286 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 405,005 | Spl Credit | Total: 405,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98255032
Adj $ / SQ:	139.277
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	259684
Depreciation:	80502
Depreciated Total:	179182

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.28
Special Features:	0	Val/Su Net:	93.77
Final Total:	179200	Val/Su SzAd	155.15

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	41.780	27,577
FFL	First Floor	660	139.280	91,922
TQS	3/4 Story	495	139.280	68,942
EFP	Enclos Porch	96	54.610	5,243

Net Sketched Area:	1,911			Total:	193,684
Size Ad	1155	Gross Are	2076	FinArea	1155

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	